

Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 Due to the proposed location of the rear extension it will not be readily visible from the public domain and as such it is not considered to have an impact on the character of the area, Notwithstanding this, the proposed scale and construction materials are considered to be appropriate in context with the host dwelling.

7.4 The proposed two storey element of the scheme is to extend 1.56m from the western elevation of the property and will be constructed using faced brickwork and concrete interlocking tiles to match the existing dwelling, with the addition of cedar weather boarding to the gable end. Trosnant Road comprises bungalows and chalet bungalows, the elevations of which are a mix of brick and coloured render. The submitted plans show the cladding is to be added to the flank wall on the western elevation from the eaves up to the pitch. It is not considered that the cedar cladding would have a significant impact on the character of the area.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 Due to the location of the proposed alterations, it is not considered that they would have a significant impact on the occupiers of the properties to the north or south.

7.7 No. 6 is attached to the eastern elevation of the application site and therefore the proposed two storey element of this scheme will not have an adverse impact on the amenities of the occupiers of this neighbouring property. The proposed single storey rear extension is to extend approximately 3.7m from the rear wall of the original property, with a flat roof approximately 3.3m in height. A roof lantern is proposed to provide additional light to the extension. It is noted that No. 6 has been extended by

means of a single storey rear extension, which extends further than the single storey extension proposed. It is therefore not considered that the rear extension would result in a loss of light or privacy to the occupiers of No. 6.

- 7.8 No. 10 Trosnant Road is a semi detached chalet bungalow of a similar style to the application site. These two properties are separated by access driveways which lead to respective garages to the north. The plans provided show that the proposed extension is to have three windows to the ground floor with one obscure glazed porthole window to the first floor. A separation gap of approximately 4m will be retained between the eastern elevation of No. 10 and the western elevation of No. 8.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00622 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan - received 17.06.19
Block plan - received 17.06.19
Existing elevations and sections X-X & Y-Y (rev c) - received 17.06.19
Existing and proposed ground floor plans and proposed east elevation (rev e) - received 17.06.19
Proposed elevations and existing and proposed first floor plans (rev c) - received 17.06.19
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as set out on the applicaiotn forms or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.